HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

British Columbia Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2011

Figure 1

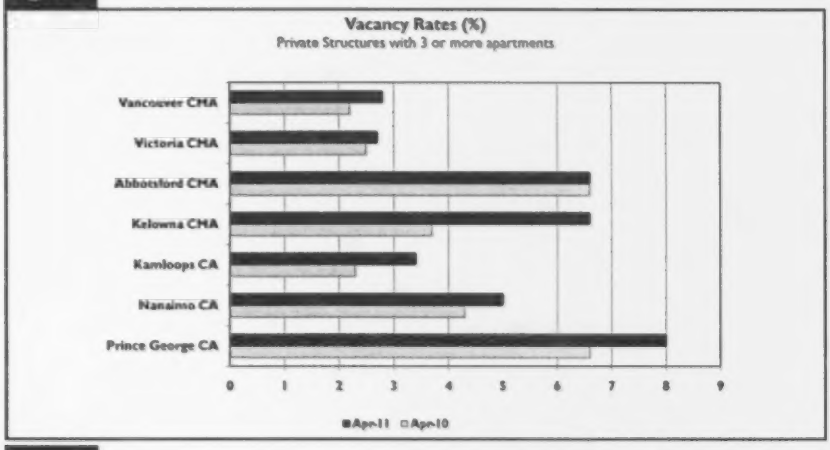
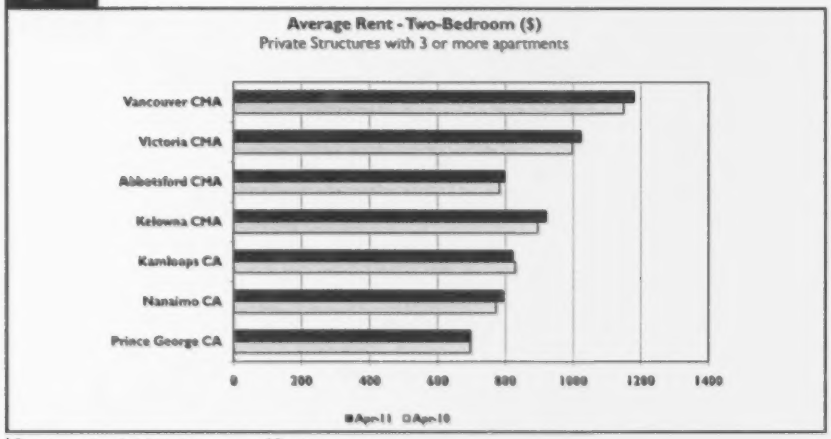


Figure 2



[1] Based on privately initiated structures of 3 units or more.

[2] Urban centres are defined as centres with a population of over 10,000. Census Metropolitan Areas (CMA) are based on Statistics Canada definition.

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 Spring rental market surveys, we can get a better indication of actual rent increases paid by most tenants.

[4] The availability rate measures the number of rental units which are vacant or for which the tenant has given or received notice to move and a new tenant has not yet signed a lease compared to the universe of rental units.

Highlights

- The apartment vacancy rate[1] in British Columbia was 3.7 per cent in April 2011, up from 3.1 per cent one year earlier. Out of a total apartment rental supply of 164,916 units, there were 6,038 vacant units.
- The vacancy rate edged higher in the Vancouver Census Metropolitan Area[2] (CMA) but remained relatively unchanged in the Victoria and Abbotsford CMAs. The Kelowna CMA posted the largest increase in the vacancy rate to 6.6 per cent in April 2011 from 3.7 per cent in April 2010.
- Including all bedroom types, the estimated same sample[3] annual rent increase was 1.5 per cent.
- The average two-bedroom apartment rent was $1,015 per month, while the average one-bedroom apartment rent was $864.
- The apartment availability rate[4] was 4.8 per cent, up from 4.1 per cent one year earlier, which represents an easing of rental market conditions.

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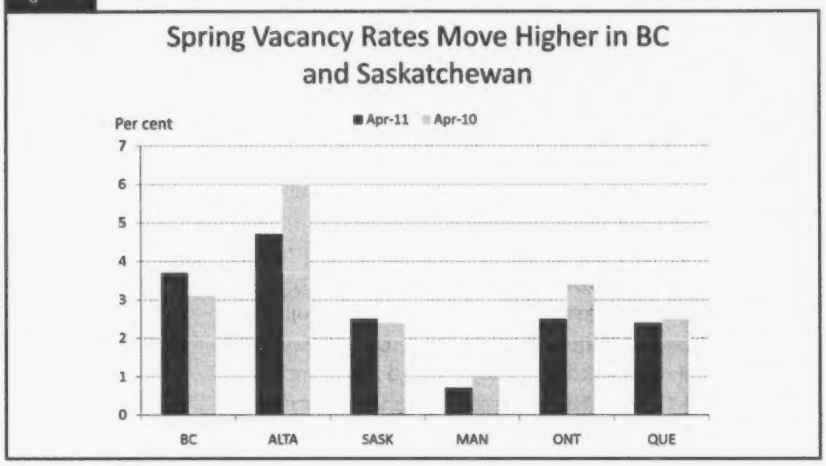
Apartment Vacancy Rates Move Higher

Rental market conditions eased across British Columbia housing markets in April 2011, in contrast to most other rental markets in western Canada. The supply of rental units increased as people moved from apartments in purpose built rental buildings to other forms of housing, including homeownership, secondary rental units such as investor-owned condominiums or secondary suites. Favourable mortgage interest rates combined with an ample supply of homes listed for sale for home buyers to choose from and a more stable economic outlook, drew some renter households towards ownership during the first quarter of 2011. The effects of this forward buying are reflected in higher vacancy rates in the province's more expensive urban housing markets.

Other factors affecting demand for rental accommodation include immigration and youth employment levels. Immigration continues to support rental housing demand, as recent immigrants tend to rent first before becoming homeowners. However, recent data show that the level of immigration to British Columbia dipped in the fourth quarter of 2010, pointing to moderating rental housing demand. During the first four months of 2011, British Columbia youth unemployment levels rose compared to levels recorded during the first four months of 2010. Lower levels of youth employment likely reduced household formation among young adults (under 24 years of age) who are predominantly renters, reducing demand for rental accommodation.

Figure 3



Regional Results Varied

While, 14 of the province's 27 centres surveyed reported increased vacancy rates compared to April of last year, 13 centres reported a lower or unchanged vacancy rate. Fort St. John, Kitimat, Prince Rupert, Terrace and Quesnel reported vacancy rate declines of up to half their April 2010 rates. In northern British Columbia, these declines are the result of renewed resource-based activity in many areas which has generated demand for more rental housing services.

Within the province, the rental market in Kelowna saw the most significant changes of the four CMAs, between April 2011 and April 2010. The vacancy rate increased to 6.6 per cent from 3.7 per cent one year ago. New rental supply, including new purpose built rental stock, competition from secondary rental in the form of investor-owned condominiums, and an increase in student housing contributed to the increase in Kelowna's vacancy rate. In addition, the Kelowna unemployment rate has increased relative to a year ago, dampening rental demand.

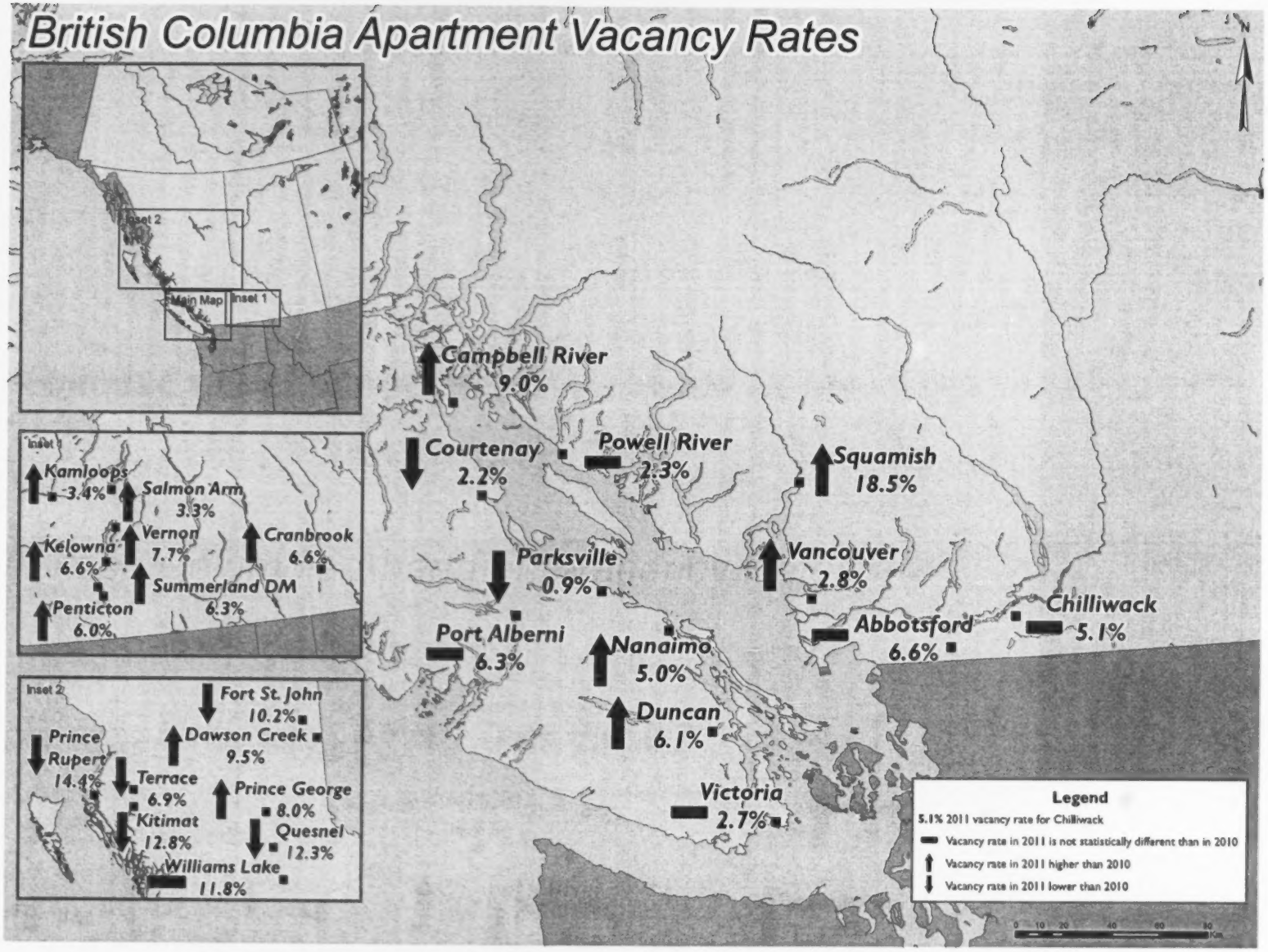
The vacancy rate edged higher in the Vancouver CMA but remained relatively unchanged in the Victoria and Abbotsford CMAs. The movement of renters to homeownership continued during the later part of 2010 and into 2011, freeing up rental accommodation. As well, purpose-built rental apartments in these urban centres face increased competition from the secondary rental market, including secondary suites rented out by homeowners and investor-owned condominiums available for rent.

Apartment Rents Rise Slightly

Alongside the increase in rental vacancies, apartment rents rose slightly compared to a year ago. The estimated same sample rent increased 1.5 per cent in April 2011 compared to year-ago rents. Rent increases ranged from 1.0 per cent for bachelor apartments to 2.1 per cent for two bedroom apartments.

Moderating rent increases were reported in the provinces largest urban centres. Vancouver and Victoria reported smaller increases in the same sample apartment rent, at 1.6 per cent and 1.2 per cent, respectively, down from 2.3 per cent and 3.4 per cent increases recorded last year.

In Kelowna, a two-bedroom apartment rented for $920 per month in April 2011. A three-bedroom apartment rented for $984, below the average rent reported in April 2010. For a two-bedroom apartment this compares to the Vancouver CMA per month rent at $1,181 and the Victoria CMA per month rent at $1,024.


British Columbia Apartment Vacancy Rates
Inset 2
Main Map
Inset 1
Inset 1
Kamloops 3.4%
Salmon Arm 3.3%
Kelowna 6.6%
Vernon 7.7%
Cranbrook 6.6%
Summerland DM 6.3%
Penticton 6.0%
Inset 2
Fort St. John 10.2%
Dawson Creek 9.5%
Prince Rupert 14.4%
Terrace 6.9%
Prince George 8.0%
Kitimat 12.8%
Quesnel 12.3%
Williams Lake 11.8%
Campbell River 9.0%
Courtenay 2.2%
Powell River 2.3%
Squamish 18.5%
Parksville 0.9%
Vancouver 2.8%
Port Alberni 6.3%
Nanaimo 5.0%
Abbotsford 6.6%
Chilliwack 5.1%
Duncan 6.1%
Victoria 2.7%
Legend
5.1% 2011 vacancy rate for Chilliwack
Vacancy rate in 2011 is not statistically different than in 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010
0 10 20 40 60 80 Km

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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Abbotsford CMA	7.6 c	13.9 a	6.2 a	7.1 a	7.0 a	5.7 a	2.7 c	2.8 c	6.6 a	6.6 a
Campbell River CA	**	3.0 a	7.0 b	8.4 b	8.1 a	10.4 a	4.3 a	2.4 a	7.6 a	9.0 a
Chilliwack CA	5.1 c	4.0 d	5.6 a	6.3 a	4.3 b	4.0 b	0.0 c	0.0 d	4.9 a	5.1 a
Courtenay-Comox CA	4.4 a	0.7 a	1.8 b	1.5 a	3.1 b	2.5 a	**	4.4 b	2.8 a	2.2 a
Cranbrook CA	35.7 a	43.3 a	2.9 a	5.6 a	5.1 a	6.6 a	2.1 a	2.3 a	4.7 a	6.6 a
Dawson Creek CA	1.5 a	1.4 a	4.9 d	7.5 a	3.2 c	12.0 a	3.6 a	32.2 a	3.9 c	9.5 a
Duncan-North Cowichan CA	0.0 a	6.1 a	3.1 a	5.7 a	4.6 a	6.4 a	0.0 a	9.7 a	3.4 a	6.1 a
Fort St. John CA	14.4 d	0.9 a	24.0 a	14.5 c	21.2 d	9.0 b	14.3 c	4.0 d	21.6 a	10.2 c
Kamloops CA	1.4 a	2.2 c	2.8 a	3.1 a	1.9 a	3.7 a	2.2 a	6.3 a	2.3 a	3.4 a
Kelowna CMA	3.0 a	2.7 a	4.0 a	5.2 a	3.7 a	8.2 a	0.0 b	6.1 a	3.7 a	6.6 a
Kitimat CA	**	21.1 a	**	21.6 a	25.8 a	7.6 a	21.7 d	4.2 a	22.4 d	12.8 a
Nanaimo CA	3.1 d	2.7 b	3.8 b	5.1 a	4.8 b	5.0 a	7.6 b	7.9 a	4.3 a	5.0 a
Parksville CA	0.0 a	0.0 a	1.1 a	1.0 a	1.8 a	1.0 a	0.0 a	**	1.5 a	0.9 a
Penticton CA	2.2 a	5.0 a	4.6 a	6.0 a	3.9 a	6.2 a	0.0 a	16.7 a	4.1 a	6.0 a
Port Alberni CA	1.3 d	9.3 c	6.1 c	6.2 c	4.3 c	6.1 b	**	**	5.1 c	6.3 b
Powell River CA	0.0 a	**	2.4 b	1.5 c	4.1 c	2.4 c	3.0 a	7.8 a	3.1 b	2.3 c
Prince George CA	12.7 c	10.3 d	5.6 a	7.1 a	6.2 a	7.6 a	6.9 c	10.5 a	6.6 a	8.0 a
Prince Rupert CA	7.3 b	16.7 d	13.7 a	12.2 a	26.5 a	16.5 a	11.7 d	12.9 a	18.3 a	14.4 a
Quesnel CA	7.1 a	21.4 a	13.3 a	10.7 a	19.8 a	13.8 a	15.8 a	0.0 a	17.0 a	12.3 a
Salmon Arm CA	0.0 a	9.1 a	2.4 a	3.7 a	0.5 a	2.2 a	0.0 a	11.1 a	1.4 a	3.3 a
Squamish CA	0.0 a	0.0 a	1.8 a	28.8 a	1.0 a	23.0 a	0.0 a	0.0 a	0.9 a	18.5 a
Summerland D.M.	n/u	n/u	**	**	0.0 a	10.0 a	**	**	3.0 a	6.3 a
Terrace CA	3.6 a	**	**	3.2 c	13.6 d	6.4 b	30.4 a	21.7 a	13.7 d	6.9 b
Vancouver CMA	1.5 a	2.1 c	2.4 a	3.1 c	2.0 b	2.4 b	1.4 a	**	2.2 a	2.8 a
Vernon CA	2.3 a	1.4 a	5.2 a	7.4 a	6.6 a	8.5 a	4.2 a	9.1 a	5.6 a	7.7 a
Victoria CMA	2.6 b	2.4 c	2.3 b	3.1 b	3.1 b	2.0 a	0.6 b	2.0 c	2.5 a	2.7 a
Williams Lake CA	**	**	6.6 c	6.1 c	14.9 d	13.5 c	28.1 a	15.5 a	13.0 d	11.8 c
British Columbia 10,000+	**2.1 b**	**2.5 b**	**2.9 a**	**3.7 b**	**4.0 a**	**3.9 a**	**3.8 b**	**5.7 c**	**3.1 a**	**3.7 a**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Abbotsford CMA	535 a	553 a	648 a	649 a	783 a	797 a	857 a	900 a	713 a	718 a
Campbell River CA	486 a	506 a	572 a	584 a	686 a	694 a	792 a	809 a	644 a	651 a
Chilliwack CA	483 a	500 a	601 a	610 a	748 a	759 a	776 a	793 a	660 a	672 a
Courtenay-Comox CA	535 a	537 a	609 a	635 a	746 a	766 a	713 b	720 a	686 a	710 a
Cranbrook CA	415 c	462 a	570 a	594 a	689 a	716 a	781 a	792 a	647 a	673 a
Dawson Creek CA	581 a	609 a	698 a	720 a	902 a	932 a	971 a	1,048 a	777 a	799 a
Duncan-North Cowichan CA	509 a	531 a	602 a	622 a	705 a	709 a	846 a	840 a	643 a	657 a
Fort St. John CA	592 a	603 a	695 a	709 a	888 a	903 a	894 a	960 a	806 a	813 a
Kamloops CA	591 a	602 a	702 a	690 a	830 a	822 a	1,034 a	1,045 a	758 a	750 a
Kelowna CMA	573 a	596 a	742 a	745 a	896 a	920 a	1,008 a	984 a	818 a	836 a
Kitimat CA	416 a	478 a	453 a	540 a	513 a	608 a	483 a	514 a	490 a	573 a
Nanaimo CA	509 a	539 a	636 a	657 a	773 a	793 a	960 a	953 a	697 a	714 a
Parksville CA	472 a	514 a	605 a	637 a	672 a	723 a	750 b	835 b	654 a	703 a
Penticton CA	530 a	556 a	657 a	664 a	788 a	782 a	900 a	933 a	707 a	707 a
Port Alberni CA	465 a	442 a	535 a	520 a	634 a	659 a	727 b	751 a	570 a	582 a
Powell River CA	458 a	567 c	533 a	574 a	623 a	658 a	750 a	710 a	585 a	619 a
Prince George CA	500 a	492 a	582 a	588 a	697 a	697 a	828 a	789 a	657 a	658 a
Prince Rupert CA	430 a	439 a	537 a	545 a	622 a	679 a	608 a	634 a	570 a	599 a
Quesnel CA	409 a	442 a	489 a	525 a	567 a	599 a	935 a	765 a	545 a	575 a
Salmon Arm CA	468 a	501 a	609 a	627 a	756 a	764 a	748 a	**	681 a	693 a
Squamish CA	540 a	**	719 a	768 a	841 a	838 a	1,046 a	985 a	816 a	827 a
Summerland D.M.	n/u	n/u	**	n/s	**	712 a	**	**	647 b	750 a
Terrace CA	505 a	530 b	569 a	563 a	641 a	632 a	773 a	791 a	626 a	623 a
Vancouver CMA	776 a	838 a	943 a	934 a	1,150 a	1,181 a	1,401 a	1,382 b	978 a	989 a
Vernon CA	524 a	514 a	654 a	641 a	787 a	781 a	840 a	809 b	723 a	710 a
Victoria CMA	632 a	644 a	809 a	796 a	999 a	1,024 a	1,114 a	1,332 b	850 a	851 a
Williams Lake CA	432 b	470 a	593 a	553 a	699 a	671 a	834 a	796 a	670 a	641 a
British Columbia 10,000+	**715 a**	**781 a**	**876 a**	**864 a**	**983 a**	**1,015 a**	**1,097 a**	**1,177 a**	**897 a**	**907 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type British Columbia

Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total
Abbotsford CMA	18	a	129	124	a	1,764	104	a	1,814	1	c	36	247	a	3,743
Campbell River CA	1	a	35	30	b	358	57	a	547	1	a	42	89	a	982
Chilliwack CA	4	d	113	91	a	1,445	48	b	1,200	0	d	54	143	a	2,811
Courtenay-Comox CA	1	a	138	7	a	471	27	a	1,056	5	b	114	40	a	1,779
Cranbrook CA	6	a	14	17	a	305	34	a	514	1	a	43	58	a	876
Dawson Creek CA	1	a	74	32	a	425	38	a	316	9	a	29	80	a	844
Duncan-North Cowichan CA	4	a	66	38	a	664	33	a	517	3	a	31	78	a	1,278
Fort St. John CA	1	a	122	85	c	587	83	b	923	1	d	26	170	c	1,658
Kamloops CA	3	c	146	49	a	1,573	53	a	1,420	3	a	50	109	a	3,189
Kelowna CMA	4	a	146	91	a	1,755	165	a	2,011	7	a	114	268	a	4,027
Kitimat CA	8	a	38	36	a	167	23	a	301	1	a	24	68	a	530
Nanaimo CA	7	b	251	81	a	1,590	67	a	1,328	11	a	138	165	a	3,307
Parksville CA	0	a	17	1	a	96	4	a	414	**		11	5	a	538
Penticton CA	7	a	140	59	a	990	53	a	854	2	a	12	121	a	1,995
Port Alberni CA	6	c	65	29	c	465	26	b	433	**		29	62	b	992
Powell River CA	**		10	4	c	277	6	c	257	3	a	38	13	c	582
Prince George CA	27	d	260	79	a	1,126	117	a	1,537	48	a	463	272	a	3,387
Prince Rupert CA	9	d	54	29	a	238	39	a	236	8	a	63	85	a	591
Quesnel CA	3	a	14	22	a	206	43	a	311	0	a	21	68	a	552
Salmon Arm CA	1	a	11	6	a	161	4	a	183	1	a	9	12	a	364
Squamish CA	0	a	27	21	a	73	32	a	139	0	a	47	53	a	286
Summerland D.M.	n/u		n/u	**		**	2	a	20	**		**	2	a	32
Terrace CA	**		20	4	c	130	14	b	215	11	a	48	28	b	413
Vancouver CMA	315	c	14,925	1,935	c	62,106	603	b	24,980	**		2,483	2,968	a	104,494
Vernon CA	1	a	74	52	a	699	59	a	699	11	a	122	123	a	1,594
Victoria CMA	65	c	2,642	437	b	13,896	132	a	6,428	10	c	526	643	a	23,492
Williams Lake CA	**		7	11	c	176	48	c	359	6	a	39	68	c	580
British Columbia 10,000+	**495**	**b**	**19,536**	**3,369**	**b**	**91,753**	**1,913**	**a**	**49,013**	**261**	**c**	**4,614**	**6,038**	**a**	**164,916**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Abbotsford CMA	11.3 d	16.2 a	6.9 a	8.1 a	7.8 a	7.7 a	5.6 d	2.8 c	7.5 a	8.1 a
Campbell River CA	**	5.9 a	8.3 b	9.5 b	10.4 a	11.2 a	4.3 a	2.4 a	9.4 a	10.0 a
Chilliwack CA	7.1 b	5.9 c	6.7 a	9.0 a	5.7 b	5.3 a	0.0 c	0.0 d	6.1 a	7.1 a
Courtenay-Comox CA	4.4 a	3.6 a	3.5 b	3.6 b	4.4 b	3.9 b	5.5 c	4.4 b	4.2 b	3.9 a
Cranbrook CA	35.7 a	43.3 a	3.2 a	6.6 a	5.9 a	8.9 a	2.1 a	2.3 a	5.3 a	8.3 a
Dawson Creek CA	1.5 a	1.4 a	5.1 d	7.9 a	3.2 c	12.3 a	3.6 a	32.2 a	4.0 c	9.8 a
Duncan-North Cowichan CA	1.6 a	7.6 a	5.1 a	8.7 a	5.5 a	7.4 a	0.0 a	9.7 a	4.9 a	8.1 a
Fort St. John CA	**	3.4 b	25.0 a	15.6 d	21.7 d	9.8 b	14.3 c	8.0 c	22.8 a	11.3 c
Kamloops CA	1.4 a	3.7 c	2.8 a	4.9 a	1.9 a	6.5 a	2.2 a	12.9 a	2.3 a	5.7 a
Kelowna CMA	4.5 a	2.7 a	4.9 a	6.5 a	4.8 a	9.8 a	0.0 b	6.1 a	4.7 a	8.0 a
Kitimat CA	**	21.1 a	**	22.2 a	25.8 a	8.6 a	21.7 d	4.2 a	22.4 d	13.6 a
Nanaimo CA	**	2.7 b	5.7 a	6.9 a	6.8 a	7.1 a	12.6 c	9.5 a	6.5 a	6.8 a
Parksville CA	0.0 a	0.0 a	4.5 c	2.1 a	2.5 a	2.4 a	0.0 a	**	2.7 a	2.3 a
Penticton CA	5.1 a	5.0 a	5.5 a	6.6 a	4.5 a	7.3 a	0.0 a	16.7 a	5.0 a	6.8 a
Port Alberni CA	1.3 d	10.8 d	7.0 c	7.5 b	5.1 c	7.8 b	**	**	5.9 b	7.7 b
Powell River CA	0.0 a	**	2.9 b	1.9 c	4.5 c	2.4 c	3.0 a	7.8 a	3.6 b	2.5 b
Prince George CA	12.7 c	12.8 c	6.6 a	7.8 a	7.2 a	8.6 a	10.2 c	12.2 a	7.8 a	9.2 a
Prince Rupert CA	9.1 b	16.7 d	17.0 a	12.6 a	30.0 a	18.2 a	13.2 d	12.9 a	21.4 a	15.3 a
Quesnel CA	7.1 a	21.4 a	13.3 a	11.2 a	20.1 a	13.8 a	21.1 a	0.0 a	17.3 a	12.5 a
Salmon Arm CA	0.0 a	9.1 a	3.0 a	6.8 a	1.6 a	3.8 a	0.0 a	11.1 a	2.2 a	5.5 a
Squamish CA	0.0 a	0.0 a	1.8 a	28.8 a	2.9 a	24.5 a	0.0 a	0.0 a	1.7 a	19.2 a
Summerland D.M.	n/u	n/u	**	**	4.8 a	10.0 a	**	**	6.1 a	6.3 a
Terrace CA	3.6 a	**	**	4.8 b	14.1 d	10.3 a	30.4 a	21.7 a	14.0 d	9.4 b
Vancouver CMA	3.0 c	2.5 c	3.4 b	4.0 c	2.6 b	3.4 c	1.8 c	**	3.1 a	3.7 b
Vernon CA	2.3 a	5.4 a	5.6 a	8.2 a	7.9 a	9.7 a	5.1 a	9.1 a	6.4 a	8.8 a
Victoria CMA	4.1 c	4.9 c	3.4 b	5.1 b	4.4 b	4.3 b	0.9 a	5.7 d	3.7 a	4.9 b
Williams Lake CA	**	**	6.6 c	6.6 c	14.9 d	14.1 c	28.1 a	15.5 a	13.0 d	12.3 c
British Columbia 10,000+	**3.6 c**	**3.3 c**	**3.9 a**	**4.8 b**	**4.0 a**	**5.2 a**	**4.7 b**	**6.7 c**	**4.1 a**	**4.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Abbotsford CMA	++	1.6 c	1.3 a	0.8 a	1.4 a	1.9 b	**	**	1.2 a	1.4 a
Campbell River CA	8.7 c	++	++	1.2 a	2.9 a	++	3.2 a	**	2.2 a	++
Chilliwack CA	1.4 d	++	++	++	++	++	**	**	++	0.8 d
Courtenay-Comox CA	5.0 a	0.9 d	3.0 b	2.4 b	3.4 b	2.7 a	**	++	3.7 b	2.4 a
Cranbrook CA	**	5.4 a	4.2 a	3.5 a	3.7 a	3.6 a	5.9 a	3.6 a	4.6 a	3.8 a
Dawson Creek CA	++	++	4.3 d	2.6 c	3.4 d	4.0 d	5.7 a	2.6 a	3.3 d	3.7 c
Duncan-North Cowichan CA	5.6 a	3.1 a	3.1 a	3.3 a	3.6 a	1.2 a	**	-2.4 a	2.9 a	2.1 a
Fort St. John CA	++	2.9 c	++	2.4 c	++	++	++	++	++	1.1 d
Kamloops CA	4.9 b	++	3.9 a	++	2.2 a	-1.3 a	5.2 a	-0.5 a	3.1 a	-1.0 d
Kelowna CMA	++	++	++	++	++	++	**	**	++	++
Kitimat CA	**	2.2 a	**	11.9 a	1.0 a	14.7 a	**	3.2 a	1.4 a	13.4 a
Nanaimo CA	++	5.1 c	3.2 b	2.2 b	4.0 a	2.1 b	13.3 c	**	3.5 b	1.8 b
Parksville CA	**	5.9 a	2.8 b	3.4 a	1.7 c	4.1 a	**	**	1.6 c	3.4 a
Penticton CA	7.2 c	++	**	++	3.3 b	++	-1.3 a	1.3 a	5.2 c	++
Port Alberni CA	**	++	2.4 c	2.3 c	++	1.9 c	**	**	2.2 c	1.9 b
Powell River CA	-7.6 a	**	++	8.3 c	++	3.3 c	-2.3 a	-5.1 a	++	4.3 c
Prince George CA	++	++	++	1.6 c	++	2.7 c	++	++	++	1.6 c
Prince Rupert CA	++	++	++	**	++	6.4 a	++	2.7 c	++	4.3 b
Quesnel CA	0.0 a	**	4.7 a	5.8 b	2.2 a	6.6 a	0.4 a	10.8 a	2.4 a	6.3 b
Salmon Arm CA	1.0 a	2.9 a	0.9 d	3.4 b	++	3.1 b	0.4 a	**	1.3 a	3.3 b
Squamish CA	2.8 a	**	1.5 a	2.1 c	5.2 a	-3.4 a	1.7 a	-5.0 a	3.7 a	++
Summerland D.M.	n/u	n/u	**	**	**	**	**	**	**	**
Terrace CA	3.8 a	**	**	++	4.9 d	++	-1.1 a	**	3.4 d	++
Vancouver CMA	3.1 d	++	2.5 c	2.0 c	**	2.6 c	**	++	2.3 c	1.6 c
Vernon CA	6.0 d	++	5.5 c	++	3.1 d	++	3.1 b	++	4.5 c	++
Victoria CMA	5.5 d	2.1 c	3.2 c	1.0 d	4.9 c	1.5 a	++	++	3.4 b	1.2 a
Williams Lake CA	**	**	5.6 d	++	5.5 c	++	12.6 a	-2.2 a	4.8 d	++
British Columbia 10,000+	**3.3 d**	**1.0 d**	**2.5 c**	**1.7 c**	**2.9 c**	**2.1 b**	**2.9 c**	**++**	**2.3 b**	**1.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Abbotsford CMA	7.6 c	13.9 a	6.1 a	7.0 a	6.9 a	5.8 a	22.3 a	22.3 a	7.1 a	7.2 a
Campbell River CA	**	2.8 a	6.4 b	8.2 b	8.3 a	9.8 a	2.2 b	3.9 d	7.1 a	8.3 a
Chilliwack CA	5.0 c	3.9 d	5.5 a	6.2 a	4.5 b	3.9 a	5.7 b	3.9 d	5.0 a	5.0 a
Courtenay-Comox CA	4.4 a	0.7 a	1.8 b	1.5 a	3.6 b	2.4 a	1.7 b	2.8 a	3.0 b	2.1 a
Cranbrook CA	31.0 a	37.8 a	2.8 a	5.6 a	4.3 a	6.2 a	2.9 a	5.7 a	4.0 a	6.4 a
Dawson Creek CA	1.5 a	1.4 a	4.8 d	7.4 a	4.0 b	11.3 a	3.9 b	21.6 a	4.1 b	10.3 a
Duncan-North Cowichan CA	0.0 a	6.1 a	3.1 a	6.4 a	4.7 a	6.1 a	0.9 a	4.5 a	3.4 a	6.1 a
Fort St. John CA	14.4 d	0.9 a	22.9 a	14.3 c	17.7 d	9.0 b	13.9 c	5.3 d	18.7 a	9.8 b
Kamloops CA	1.4 a	2.2 c	2.9 a	3.1 a	2.0 a	4.0 a	2.5 b	2.5 c	2.4 a	3.4 a
Kelowna CMA	3.0 a	2.7 a	4.1 a	5.2 a	3.9 a	8.2 a	1.0 a	7.0 a	3.8 a	6.8 a
Kitimat CA	**	21.1 a	**	21.6 a	28.1 a	8.7 b	**	**	27.4 a	14.3 c
Nanaimo CA	3.0 c	2.6 b	3.7 b	5.1 a	4.9 b	5.3 a	7.7 b	7.0 b	4.4 a	5.1 a
Parksville CA	0.0 a	0.0 a	0.9 a	4.1 d	2.2 a	1.0 a	0.0 a	**	1.8 a	1.6 b
Penticton CA	2.1 a	4.9 a	4.6 a	5.9 a	4.0 b	6.2 a	**	**	4.0 a	5.8 a
Port Alberni CA	1.3 d	9.1 c	6.1 c	6.4 c	4.5 c	5.6 b	**	2.5 b	5.3 c	5.8 b
Powell River CA	0.0 a	**	2.4 b	1.5 c	4.2 c	2.4 c	6.1 a	4.8 a	3.5 b	2.2 c
Prince George CA	12.2 c	10.2 d	5.4 b	6.9 a	6.3 a	7.8 a	5.5 c	8.0 b	6.3 a	7.7 a
Prince Rupert CA	7.3 b	16.7 d	13.2 a	11.9 a	26.2 a	16.1 a	20.2 d	6.6 b	19.0 a	12.7 a
Quesnel CA	7.1 a	21.4 a	13.1 a	11.7 a	18.4 a	13.2 a	3.6 d	**	13.3 c	10.5 c
Salmon Arm CA	0.0 a	9.1 a	2.4 a	3.7 a	0.5 a	2.0 a	0.0 a	**	1.3 a	3.1 a
Squamish CA	0.0 a	0.0 a	1.8 a	28.8 a	0.9 a	21.5 a	0.0 a	2.5 a	0.7 a	16.7 a
Summerland D.M.	**	**	2.3 c	2.3 a	0.0 c	13.3 a	**	**	2.9 a	8.4 a
Terrace CA	3.6 a	**	10.0 c	3.2 c	11.5 d	5.3 a	13.7 c	10.7 a	11.1 c	5.7 b
Vancouver CMA	1.5 a	2.1 c	2.4 a	3.1 c	2.0 b	2.4 b	2.7 b	3.9 d	2.2 a	2.8 a
Vernon CA	2.2 a	2.6 a	4.8 a	7.2 a	6.4 a	8.2 a	3.5 d	5.7 a	5.3 a	7.2 a
Victoria CMA	2.6 b	2.4 c	2.2 b	3.1 b	3.1 b	2.0 a	2.1 c	2.9 b	2.5 a	2.7 a
Williams Lake CA	**	**	6.5 c	5.8 c	14.0 d	10.4 c	**	**	11.2 d	9.0 c
British Columbia 10,000+	**2.1 b**	**2.5 b**	**2.9 a**	**3.7 b**	**4.0 a**	**4.0 a**	**4.9 b**	**5.1 b**	**3.2 a**	**3.7 a**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Abbotsford CMA	535 a	553 a	650 a	651 a	785 a	799 a	1,113 a	1,108 a	728 a	733 a
Campbell River CA	487 a	506 a	571 a	583 a	685 a	696 a	865 a	914 a	661 a	685 a
Chilliwack CA	483 a	500 a	600 a	609 a	745 a	757 a	858 a	896 a	666 a	680 a
Courtenay-Comox CA	535 a	537 a	609 a	635 a	742 a	762 a	779 a	794 a	699 a	722 a
Cranbrook CA	431 c	472 b	571 a	595 a	703 a	715 a	804 a	810 a	675 a	687 a
Dawson Creek CA	581 a	609 a	697 a	719 a	918 a	937 a	1,093 a	1,008 a	829 a	832 a
Duncan-North Cowichan CA	509 a	531 a	602 a	622 a	709 a	712 a	898 a	902 a	660 a	673 a
Fort St. John CA	592 a	603 a	692 a	703 a	924 a	916 a	1,035 a	1,065 a	857 a	848 a
Kamloops CA	591 a	602 a	701 a	688 a	843 a	826 a	1,093 a	1,154 a	789 a	786 a
Kelowna CMA	573 a	596 a	740 a	744 a	891 a	910 a	1,013 a	1,026 a	824 a	840 a
Kitimat CA	416 a	478 a	453 a	540 a	515 a	579 a	551 a	534 b	505 a	558 a
Nanaimo CA	510 a	540 a	636 a	657 a	781 a	796 a	958 a	960 a	707 a	722 a
Parksville CA	472 a	514 a	607 a	614 a	683 a	721 a	881 b	835 b	665 a	692 a
Penticton CA	529 a	555 a	657 a	664 a	793 a	792 a	1,327 a	958 a	762 a	727 a
Port Alberni CA	466 a	440 a	533 a	520 a	640 a	660 a	755 b	753 a	589 a	598 a
Powell River CA	458 a	567 c	533 a	573 a	621 a	658 a	761 a	746 a	589 a	626 a
Prince George CA	499 a	491 a	588 a	595 a	695 a	697 a	865 a	844 a	673 a	677 a
Prince Rupert CA	430 a	439 a	532 a	541 a	623 a	679 a	632 a	648 a	578 a	604 a
Quesnel CA	409 a	442 a	487 a	515 a	564 a	594 a	670 b	659 a	561 a	579 a
Salmon Arm CA	468 a	501 a	610 a	627 a	752 a	766 a	764 a	**	683 a	697 a
Squamish CA	540 a	**	719 a	768 a	839 a	834 a	985 a	931 a	823 a	827 a
Summerland D.M.	**	**	550 a	553 a	703 a	726 a	**	**	643 a	687 a
Terrace CA	505 a	530 b	565 a	557 a	637 a	628 a	726 a	737 a	632 a	630 a
Vancouver CMA	778 a	839 a	943 a	934 a	1,156 a	1,188 a	1,369 a	1,406 a	988 a	1,000 a
Vernon CA	527 a	518 a	648 a	637 a	787 a	782 a	855 a	858 a	724 a	719 a
Victoria CMA	631 a	644 a	808 a	796 a	1,001 a	1,026 a	1,274 a	1,409 a	861 a	863 a
Williams Lake CA	432 b	470 a	592 a	552 a	694 a	672 a	776 a	812 a	683 a	660 a
British Columbia 10,000+	**715 a**	**781 a**	**875 a**	**862 a**	**982 a**	**1,017 a**	**1,132 a**	**1,185 a**	**905 a**	**914 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2011 by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	18 a	129	127 a	1,808	112 a	1,930	32 a	144	289 a	4,011
Campbell River CA	1 a	37	33 b	405	67 a	690	7 d	184	109 a	1,316
Chilliwack CA	4 d	114	91 a	1,470	51 a	1,298	5 d	127	151 a	3,008
Courtenay-Comox CA	1 a	138	7 a	471	30 a	1,255	7 a	248	45 a	2,112
Cranbrook CA	6 a	16	18 a	322	36 a	581	8 a	140	68 a	1,059
Dawson Creek CA	1 a	74	32 a	428	46 a	407	29 a	133	108 a	1,042
Duncan-North Cowichan CA	4 a	66	46 a	724	35 a	578	5 a	111	90 a	1,479
Fort St. John CA	1 a	122	93 c	649	107 b	1,185	11 d	201	211 b	2,157
Kamloops CA	3 c	146	49 a	1,600	63 a	1,589	8 c	329	124 a	3,664
Kelowna CMA	4 a	146	93 a	1,778	190 a	2,306	14 a	203	302 a	4,432
Kitimat CA	8 a	38	36 a	167	33 b	375	**	93	96 c	673
Nanaimo CA	7 b	257	82 a	1,609	77 a	1,463	14 b	199	179 a	3,528
Parksville CA	0 a	17	5 d	130	4 a	422	**	11	9 b	581
Penticton CA	7 a	142	59 a	992	60 a	970	**	108	129 a	2,212
Port Alberni CA	6 c	66	31 c	475	26 b	472	3 b	119	66 b	1,132
Powell River CA	**	10	4 c	279	6 c	257	3 a	62	13 c	608
Prince George CA	27 d	262	81 a	1,170	128 a	1,637	55 b	684	290 a	3,754
Prince Rupert CA	9 d	54	29 a	244	39 a	242	9 b	141	86 a	682
Quesnel CA	3 a	14	26 a	225	46 a	351	**	136	77 c	726
Salmon Arm CA	1 a	11	6 a	163	4 a	204	**	9	12 a	387
Squamish CA	0 a	27	21 a	73	32 a	149	2 a	81	55 a	330
Summerland D.M.	**	**	1 a	43	8 a	60	**	**	9 a	107
Terrace CA	**	20	4 c	134	16 a	295	13 a	117	32 b	566
Vancouver CMA	315 c	14,989	1,935 c	62,298	635 b	25,948	171 d	4,386	3,055 a	107,620
Vernon CA	2 a	77	54 a	755	61 a	742	12 a	214	129 a	1,788
Victoria CMA	65 c	2,660	438 b	14,016	134 a	6,636	26 b	900	662 a	24,211
Williams Lake CA	**	7	11 c	184	48 c	465	**	98	68 c	754
British Columbia 10,000+	**496 b**	**19,639**	**3,411 b**	**92,612**	**2,094 a**	**52,507**	**465 b**	**9,102**	**6,465 a**	**173,939**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Abbotsford CMA	11.3 d	16.2 a	6.9 a	8.2 a	7.8 a	7.9 a	23.7 a	23.6 a	8.1 a	8.9 a
Campbell River CA	**	5.6 a	7.9 b	9.2 a	10.9 a	10.3 a	9.8 c	4.5 c	9.8 a	9.0 a
Chilliwack CA	7.0 b	5.8 c	6.6 a	9.0 a	5.9 a	5.2 a	6.5 b	3.9 d	6.3 a	7.0 a
Courtenay-Comox CA	4.4 a	3.6 a	3.5 b	3.6 b	4.8 b	3.6 b	3.8 b	2.8 a	4.4 a	3.5 a
Cranbrook CA	31.0 a	37.8 a	3.1 a	6.5 a	4.9 a	8.3 a	5.8 b	5.7 a	4.9 a	7.8 a
Dawson Creek CA	1.5 a	1.4 a	5.1 d	7.9 a	4.0 b	11.6 a	3.9 b	21.6 a	4.2 b	10.6 a
Duncan-North Cowichan CA	1.6 a	7.6 a	5.2 a	9.4 a	5.7 a	7.6 a	3.8 a	5.4 a	5.2 a	8.3 a
Fort St. John CA	**	3.4 b	23.8 a	15.3 d	18.2 d	10.1 c	14.3 c	9.7 c	19.8 a	11.2 c
Kamloops CA	1.4 a	3.7 c	2.9 a	4.8 a	2.0 a	6.7 a	2.5 b	3.8 d	2.4 a	5.5 a
Kelowna CMA	4.5 a	2.7 a	5.0 a	6.5 a	5.0 a	9.9 a	1.0 a	8.0 a	4.8 a	8.2 a
Kitimat CA	**	21.1 a	**	22.2 a	28.1 a	9.5 b	**	**	27.4 a	14.9 c
Nanaimo CA	**	2.6 b	5.7 a	6.9 a	7.4 a	7.9 a	13.7 a	9.1 a	6.9 a	7.1 a
Parksville CA	0.0 a	0.0 a	3.6 b	4.8 d	2.9 a	2.4 a	0.0 a	**	2.8 a	2.8 a
Penticton CA	5.0 a	4.9 a	5.5 a	6.6 a	4.5 b	7.2 a	**	**	4.8 a	6.5 a
Port Alberni CA	1.3 d	10.6 d	7.0 c	7.7 b	5.2 c	7.1 b	**	3.4 b	6.2 b	7.2 b
Powell River CA	0.0 a	**	2.8 b	1.9 c	4.7 c	2.4 c	6.1 a	4.8 a	3.9 b	2.4 c
Prince George CA	12.2 c	12.7 c	6.3 a	7.6 a	7.2 a	8.8 a	7.7 b	9.5 a	7.4 a	8.8 a
Prince Rupert CA	9.1 b	16.7 d	16.4 a	12.3 a	29.6 a	17.7 a	23.0 d	8.1 b	22.1 a	13.7 a
Quesnel CA	7.1 a	21.4 a	13.1 a	12.1 a	18.9 a	13.2 a	4.2 d	**	13.7 c	10.7 c
Salmon Arm CA	0.0 a	9.1 a	3.0 a	6.7 a	2.5 a	3.4 a	0.0 a	**	2.5 a	5.2 a
Squamish CA	0.0 a	0.0 a	1.8 a	28.8 a	2.7 a	22.8 a	0.0 a	2.5 a	1.4 a	17.3 a
Summerland D.M.	**	**	4.5 c	4.7 a	1.8 c	13.3 a	**	**	4.8 b	9.3 a
Terrace CA	3.6 a	**	10.0 c	4.7 b	12.2 c	10.2 a	13.7 d	12.4 a	11.5 c	9.0 a
Vancouver CMA	2.9 c	2.5 c	3.4 b	4.0 c	2.7 b	3.4 c	3.1 c	4.8 d	3.2 a	3.7 b
Vernon CA	2.2 a	6.5 a	5.6 a	8.0 a	7.7 a	9.6 a	5.2 d	6.7 a	6.3 a	8.4 a
Victoria CMA	4.1 c	4.9 c	3.3 b	5.1 b	4.3 b	4.2 b	3.3 d	8.1 c	3.7 a	5.0 b
Williams Lake CA	**	**	6.5 c	6.4 c	14.0 d	11.7 c	**	**	11.2 d	10.5 d
British Columbia 10,000+	3.6 c	3.3 c	5.9 a	4.8 b	4.9 a	5.3 a	6.0 a	6.5 b	4.3 a	4.9 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Abbotsford CMA	++	1.6 c	1.4 a	0.8 a	1.4 a	1.9 b	**	**	1.4 a	1.4 a
Campbell River CA	8.0 c	++	++	1.5 c	2.2 a	1.2 d	**	2.2 c	1.5 b	1.2 a
Chilliwack CA	1.6 c	++	++	++	++	++	++	++	++	0.8 a
Courtenay-Comox CA	5.0 a	0.9 d	3.0 b	2.4 b	2.9 b	2.6 a	2.6 c	1.2 a	3.2 b	2.3 a
Cranbrook CA	**	5.3 d	4.3 a	3.4 b	3.4 b	3.5 a	5.1 a	3.4 c	4.5 a	3.6 a
Dawson Creek CA	++	++	4.4 d	2.6 c	4.6 c	2.9 c	6.4 b	++	4.6 b	**
Duncan-North Cowichan CA	5.6 a	3.1 a	3.1 a	3.3 a	3.7 a	1.1 a	++	-0.6 a	3.0 a	2.0 a
Fort St. John CA	++	2.9 c	**	2.4 c	++	++	++	++	++	++
Kamloops CA	4.9 c	++	3.9 a	++	2.6 a	-1.3 d	++	++	3.1 a	-1.0 d
Kelowna CMA	++	++	++	++	++	++	++	++	**	++
Kitimat CA	**	2.2 a	**	11.9 a	1.1 a	13.7 c	**	**	1.3 a	**
Nanaimo CA	++	4.9 d	3.4 b	2.1 c	3.8 b	2.0 b	10.8 c	**	3.4 b	1.7 b
Parksville CA	**	5.9 a	2.8 b	3.3 a	1.8 b	4.2 b	**	**	1.7 b	3.4 a
Penticton CA	7.2 c	++	**	++	3.2 d	++	**	**	5.2 d	++
Port Alberni CA	**	++	2.4 c	2.3 c	**	1.5 d	**	++	2.0 c	1.5 c
Powell River CA	-7.6 a	**	++	8.3 c	++	3.3 c	-1.9 a	-4.8 a	++	4.1 c
Prince George CA	**	++	++	1.6 c	++	2.9 c	++	++	++	1.7 c
Prince Rupert CA	++	++	++	**	++	6.4 b	++	**	++	3.9 c
Quesnel CA	0.0 a	**	4.6 d	5.7 b	**	6.1 b	**	**	++	5.6 d
Salmon Arm CA	1.0 a	2.9 a	1.2 a	3.3 b	++	3.6 b	-0.9 a	**	1.3 a	3.7 b
Squamish CA	2.8 a	**	1.5 a	2.1 c	5.2 a	-3.2 a	**	**	4.1 b	++
Summerland D.M.	**	**	**	**	**	++	**	**	**	2.5 c
Terrace CA	3.8 a	**	**	++	4.6 d	++	++	4.8 c	3.6 c	++
Vancouver CMA	3.1 d	++	2.5 c	2.0 c	**	2.6 c	**	++	2.2 c	1.7 c
Vernon CA	5.9 d	++	5.2 c	++	3.0 c	++	3.1 d	++	4.2 c	++
Victoria CMA	5.4 d	2.2 c	3.1 c	1.1 d	4.9 c	1.5 a	**	++	3.5 b	1.2 a
Williams Lake CA	**	**	5.5 d	++	5.4 c	++	**	**	4.2 d	++
British Columbia 10,000+	**3.3 d**	**1.0 d**	**2.5 c**	**1.7 c**	**2.1 b**	**2.1 b**	**2.3 c**	**++**	**2.2 b**	**1.5 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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